

Chapter 15A-21 -SUBDIVISION DESIGN STANDARDS

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Chapter 15A-21 -SUBDIVISION DESIGN STANDARDS

15A-21-01 Purpose - General Residential Development Standards

The purposes of this Chapter are:

- A. To promote the health, safety and general welfare of the residents of Sandy City.
- B. To provide for the orderly development of the City, with adequate provisions for traffic, light, air, recreation, transportation, water, drainage, sewage, and other public requirements.

15A-21-02 Curbs, Gutters, Sidewalks and Drive Approaches

The City Engineer may recommend that curbs, gutters, and sidewalks be installed on all existing and proposed streets and along the frontage of any lot within a subdivision in conformance with the Sandy City Standard Specifications and Details for Municipal Construction. Inspections by the Engineering Division are required for the installation of all curbs, gutters, sidewalks, and drive approaches. If the developer/builder fails to notify the Engineering Division for inspection prior to installation, the City Engineer may require remedial action, including, but not limited to, the removal and replacement of the improvements in question. Unless waived by the Planning Commission upon recommendation from the City Engineer, these improvements will be required.

15A-21-03 Residential Driveways

- A. Driveways shall be provided for all residential building lots. The drive approach for the driveway shall be a minimum width of 12 feet and shall not exceed the maximum width of 30 feet. A secondary drive approach may be permitted upon review and approval by the City Engineer.
- B. No downsloping driveways shall be permitted unless otherwise approved by the City Engineer due to unusual topographic constraints. The driveway must maintain a positive slope away from the home as required by the International Building Code.
- C. The minimum grade at which a driveway shall be allowed to be built is 2 percent slope, and the maximum grade at which a driveway shall be allowed to be built is 12 percent slope except as hereafter provided. The City Engineer, under exceptional circumstances, may approve driveway slopes having a grade exceeding 12 percent and may impose conditions of approval to mitigate any hazards created by the steepness of the driveway.
- D. Residential driveways shall be constructed with a minimum concrete thickness of 4 inches installed on a minimum of 6 inches of compacted untreated base course or 6 inches clean, 2 inch minus sewer rock.

15A-21-04 Culinary Water Systems

- A. The developer shall extend culinary water systems to each lot within a subdivision and shall be in conformance with the Sandy City Standard Specifications and Details for Municipal Construction. The developer shall install water lines and laterals throughout the subdivision, extending to the farthest boundaries thereof, or beyond as may be determined by the City as necessary to provide service.
- B. All water utility trenches within Sandy City rights-of-way shall be compacted in conformance with the Sandy City Standard Specifications and Details for Municipal Construction. All trenches located outside of Sandy City rights-of-way and located beneath the driveway or within 5 feet of any public improvement shall be backfilled in 12 inch maximum lifts and mechanically compacted. Backfill and compaction operations shall be certified in writing to the City Engineer by the developer/builder through his/her licensed professional prior to the City issuing a Certificate of Occupancy. The location of the ends of all water laterals shall be located and marked at the property line by the developer.

15A-21-05 Fire Hydrants

Fire hydrants shall be installed by the developer in accordance with the City's specifications and details for municipal construction, the Uniform Fire Code, and other local ordinances at locations designated by the Fire Department as approved on the final plat and City approved construction drawings.

15A-21-06 Sanitary Sewer and Other Utility Systems

- A. The developer shall extend sanitary sewer systems to each lot in a subdivision in conformance with the requirements of the responsible sewer district and the Sandy City Standard Specifications and Details for Municipal Construction (SCSSDMC). The developer shall install main sewer lines and laterals throughout the entire subdivision, extending to the farthest boundaries thereof or beyond as determined by the City, or appropriate sewer district to be necessary to provide service.

All sanitary sewer trenches within Sandy City rights-of-way shall be compacted in conformance with the Sandy City Standard Specifications and Details for Municipal Construction. All trenches located outside of Sandy City rights-of-way located beneath the driveway or within 5 feet of any public improvement shall be backfilled in 12 inch maximum lifts and mechanically compacted. Backfill and compaction operations shall be certified in writing to the City Engineer by the developer/builder through his/her licensed professional prior to the City issuing a Certificate of Occupancy. The developer shall locate and mark at the property line the location of the ends of sanitary sewer laterals. All new dwellings shall connect to proper sanitary facilities. This shall be reviewed as part of the building permit process.

- B. All trenches for utility installation within Sandy City rights-of-way shall be compacted in conformance with the Sandy City Standard Specifications and Details for Municipal Construction (SCSSDMC). All trenches located outside of Sandy City rights-of-way located beneath the driveway or within 5 feet of any public improvement shall be backfilled in 12 inch maximum lifts and mechanically compacted. Backfill and compaction operations shall be certified in writing to the City Engineer by the developer/builder through his/her licensed professional prior to the City issuing a Certificate of

Occupancy.

15A-21-07 Drainage Systems

Surface water runoff drainage systems shall be designed to handle all runoff generated within the subdivision by a 10 year 3 hour storm and routing of water generated by a 100 year 72 hour storm. Such systems shall be designed and installed by the developer according to the Sandy City Standard Specifications and Details for Municipal Construction.

15A-21-08 High Water Table Areas

- A. In areas with the potential of ground water impacts, the City Engineer may require a ground water investigation study to be done by a geotechnical engineer and provided to the City for review with the application for final plat approval to include the following:
 - 1. Mitigation measures should be taken to assure that homes will be protected from potential ground water impacts, including a proposed method of ground water disposal to be reviewed and approved by the City Engineer.
 - 2. The developer shall provide ground water information to each lot purchaser/owner and disclose the information on the plat.
- B. If required, ground water drainage systems shall be designed and installed in accordance with construction standards and specifications determined by the City Engineer.
- C. All drainage systems shall be extended to the outermost boundaries of the subdivision by the developer, or further if necessary to provide service.
- D. The developer shall install or replace, when required by the City, all sewer and water systems within a high water table area to eliminate or minimize possible damage to such systems.
- E. The City may prohibit basements in high water table areas upon recommendation from the City Engineer.
- F. If a public utility is outside of the public right-of-way the developer and subsequent home owner shall be responsible for maintenance.

15A-21-09 Alteration or Relocation of Natural Waterways

- A. A request for alteration or relocation of a natural waterway shall first be submitted to the City Engineer and Public Utilities Chief Engineer to ensure the following:
 - 1. The flow capacity and velocity of the waterway will not change with the proposed alteration or relocation.

2. The soils conditions in the proposed location will not increase flooding potential.
 3. The proposed waterway can be maintained.
- B. After approval by the City Engineer and Public Utilities Engineer, alteration or relocation of any natural waterway shall be submitted and approved by the State Engineer's Office, Army Corps of Engineers (if jurisdictional wetlands are affected), and the Salt Lake County Flood Control Department or its successor.

15A-21-10 Streets

- A. All roads and roadway features are required to meet minimum geometric design standards established by the American Association of State Highway and Transportation Officials (AASHTO). All street and right-of-way improvements shall be designed and constructed in accordance with the Sandy City Standard Specifications and Details for Municipal Construction. All signs, pavement markings, and traffic control signals must meet standards established by the Manual on Uniform Control Devices (MUTCD), and related roadway standards established by State, Federal, or local law. Exceptions to applicable standards may be granted by the City Engineer on a case by case basis and shall demonstrate innovative superiority or other advantages over existing standards.
- B. The arrangement, character, extent, width, grade, and location of all streets shall conform to the Transportation Master Plan and shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
- C. Where the Transportation Master Plan does not show proposed streets, the arrangement of streets in a subdivision shall either:
1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas (providing for neighborhood connectivity with the purpose of spreading traffic); or
 2. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- D. At least two points of ingress/egress shall be provided for each subdivision or PUD project unless the project has one or more of the following:
1. a single cul-de-sac, hammerhead, or other approved turn-around approved by the Fire Marshal and City Engineer, that complies with all development standards herein.
 2. an emergency access approved by the Planning Commission.
 3. the future extension of a stub street that will provide additional access, including a temporary turn-around approved by the Fire Marshal and City Engineer.
- E. Stub streets that are longer than 150 feet shall have a temporary turn-around.

- F. Street right-of-way widths shall be as shown on the Transportation Master Plan and where not shown therein, shall not be less than the following:

Street Type	Right-of-Way Width
Major Arterial	108+ feet
Minor Arterial	86 feet
Major Collector	82 feet
Minor Collector	68 feet
Local	52 feet
Private Street/ Lane Type	Right-of-Way Width
Private Street	27 feet (pavement width minimum)
Private Lane	20 feet (pavement width minimum)

- G. Half streets are prohibited except where it can be shown that it is essential to the development of the subdivision in conformance with the other requirements of these regulations; and where the Planning Commission, upon recommendation by the City Engineer, finds it will be practicable to require the dedication and improvements to the other half when the adjoining property is subdivided. A minimum pavement width of 27 feet will be required.
- H. A cul-de-sac is discouraged but may be permitted on local streets and shall be terminated by a turn-around of not less than 92 feet in diameter, as measured from top back of curb to top back of curb. A cul-de-sac shall not exceed 400 feet in length in a residential zone. A cul-de-sac in the Sensitive Area Overlay Zone shall not exceed 600 feet in length unless otherwise permitted by the Planning Commission upon recommendation from the City Engineer. A cul-de-sac length is measured from its intersection with another street to the end of the cul-de-sac turn-around.
- I. Streets shall be laid out so as to intersect as nearly as possible at right angles.
- J. No street names shall be used which will duplicate the names of existing streets. Street names are subject to the approval of the Salt Lake County Recorder's Office.
- K. Local streets shall be laid out to provide neighborhood connectivity so that traffic is distributed out evenly.
- L. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning Commission may require a local access street approximately parallel to and on each side of such right-of-way.
- M. Where a subdivision abuts or contains existing back facing lots or a proposed arterial or collector

street, the Planning Commission may require local access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or other such treatment as may be necessary for adequate protection of residential properties and to provide separation of thru and local traffic.

- N. Parkstrips shall be required on all streets unless otherwise determined by the Planning Commission. They shall be designed and installed according to the City's (SSDMC).
- O. The requirements of this section may be waived or modified by the Planning Commission after considering a recommendation from the City Engineer and the location and intended use of the proposed street.

15A-21-11 Private Streets/Lanes

Full width public street systems shall be encouraged for access to all residential dwelling sites. A private street/lane system may be approved where it can be shown, based upon property width, connectivity (or the inability to connect to the existing street patterns), topographical concerns, overall subdivision design, the ability to provide service [which includes but is not limited to snow plowing, street sweeping, trash collection and overall street maintenance], that a full width public street may not be the best solution for a new subdivision.

A. Private Street.

1. Approved private streets for access to residential dwelling structures shall have a 27 foot minimum width paved surface unless the applicant can demonstrate a need for a narrower asphalt width. The City Engineer and Fire Marshal will consider the following conditions when making a recommendation to the Planning Commission for approval of a narrower asphalt width:
 - (a). Existing site conditions, topography, and improvements, etc.
 - (b). Fire access and water availability.
 - (c). Number of lots based on zoning.
 - (d). Lot dimensions including frontage.
2. Private streets shall have appropriate turn-around(s) as determined by the City Engineer and Fire Marshal.
3. The City Engineer and Fire Marshal shall have the authority to require more than one access road based upon the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.
4. Private streets shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances shall be maintained at all times.
5. The Director and City Engineer shall have the authority to require a sidewalk (5' minimum) on one side of the private street based upon pedestrian safety.
6. No on-street parking shall be allowed on a private street less than twenty-seven feet (27') in width.

7. All private streets shall be constructed in accordance with the latest edition of the Sandy City Standard Specifications and Details for Municipal Construction, this Land Development Code, and all other applicable City ordinances.
8. If a private street is approved, a Perpetual Maintenance Plan shall be established for the Home Owners' Association so that the street is continually maintained as designed.

B. Private Lane.

1. Approved private lanes for access to residential dwelling structures shall have a 20 foot minimum width paved surface.
2. The City Engineer and Fire Marshal shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or fire rescue operations.
3. The City Engineer and Fire Marshal shall have the authority to require more than one access road based upon the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.
4. Private lanes shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances shall be maintained at all times.
5. All private lanes shall be constructed to meet Public Utility Department requirements related to water and storm drainage.

15A-21-12 Buffering Along Streets

Residential developments shall not permit motor vehicle access directly onto an arterial street or roadway from individual residential lots. No new residential developments shall be permitted within the City which abut an arterial without requiring improvements along the entire length of the development as it abuts the arterial street. The following standards shall apply:

- A. The Planning Commission may require a barrier wall 6 feet in height (measured from the highest elevation on either side of the wall). Where soil retention is required, walls may be up to 8 feet in height (retaining wall and barrier wall combined). Wall design and coloration shall be determined by the Planning Commission. The use of alternative wall materials, appearance, and color is encouraged. Concrete strips placed at the base of the fence shall be required to eliminate gaps between walls and sidewalks.
- B. Curb, gutter, and sidewalk shall be designed to specifications approved by the City Engineer.
- C. A landscaped buffer between the sidewalk and street curb shall be installed according to SCSSDMC. In order to facilitate the planting of street trees, an 8 foot parkstrip and 5 foot sidewalk is the standard requirement. Reduced parkstrip and sidewalk width may be approved based upon the size, scale, and nature of the project, and the type of existing improvements on adjacent properties. However, a 10 foot cross-section (5 foot parkstrip, 5 foot sidewalk) is a minimum and may necessitate tree planting behind the sidewalk.

- D. Sprinkling system and water connections sufficient to maintain landscaping in all buffer areas shall be approved by the Public Utilities Department and Parks & Recreation Department.
- E. An additional landscaped buffer, including sprinkling and water connections may be required by the Planning Commission between the sidewalk and barrier wall, where it is impractical for the barrier wall to abut the sidewalk. The specific width of the buffer and landscaping specifications shall be determined by the Planning Commission upon recommendation by the Parks & Recreation Director at the time of subdivision review.

15A-21-13 Protection Strips

Reserve or protection strips controlling access to streets shall be prohibited. However, where the said streets to which access is controlled, parallel property of other owners which are contiguous and which other property can be reasonably inferred to be benefitted by the said street or the utilities within it, shall be allowed under the following criteria:

- A. It has received approval of the Mayor, after review and recommendation by City staff and the Planning Commission.
- B. It is no less than 1 foot nor more than 5 feet in width and is located abutting the dedicated street and between the street and the adjacent property.
- C. It is placed within the boundaries of the recorded subdivision and is specifically indicated as undedicated property and as a protection strip.
- D. It is not located at the end of or within the boundaries of a public or proposed street or within any area indicated for future public use.
- E. The developer/subdivider shall execute an agreement with the City that the said strip shall be deeded to the adjacent owner, his heirs, executors, or assigns upon payment of consideration of not more than the fair cost of:
 - 1. The land within the protection strip;
 - 2. The street improvements properly chargeable to the contiguous property; and
- C. The value of ½ of the land within the street at the time of agreement.
- F. The said agreement shall have force and effect for no longer than 10 years at which time any remaining interest of the developer/subdivider shall vest in the City for use as a dedicated right-of-way. A deed shall be submitted with the agreement conforming to such requirements.
- G. The agreement shall provide that an abutting owner, his heirs, executors, or assigns may purchase said protection strip in whatever portion he may desire provided that no portion shall be less than that attributable to a normal size lot for the existing subdivision, and no less than that portion attributable to lots then being developed, sold, or improved by the said adjacent owner, his heirs, executors, or assigns, and the portion purchased is used in relation to a building lot and not as a right of way only.

- H. The agreement shall provide that the developer/subdivider creating it shall maintain the protection strip whatever its size until such time as the ownership is transferred in the manner set forth above.

15A-21-14 Block Length

- A. The lengths, width, and shapes of blocks shall be determined by the following:
1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 2. Zoning requirements as to lot size and dimensions.
 3. Needs for convenient access, circulation, control, and safety of street traffic.
 4. Limitations and opportunities of topography.
- B. Block lengths shall not exceed 1,200 feet.
- C. Pedestrian crosswalks shall be required where deemed essential to provide circulation or access to churches, schools, playgrounds, shopping centers, transportation, and other community facilities in accordance with the SCSSDMC.

15A-21-15 Bridges, etc

The developer/subdivider shall pay all costs of designing and constructing, or installing any bridge, pipe, culvert or other structure required by the City to provide access or to cover any ditch, canal, jurisdictional wetlands, etc. within the subdivision or adjacent thereto.

15A-21-16 Walkways and Trails

- A. Walkways with a width of 6 to 10 feet in width may be required within a subdivision. This will be determined on a case by case basis after review by City staff.
- B. The developer may be required to dedicate a sufficient amount of property to be used exclusively as a pedestrian access walkway. Such parcels to be dedicated shall be located in a position within the development as may be determined by the Planning Commission. The parcel shall also be of a size large enough to allow for such a walkway, such size to be determined by the Planning Commission.
- C. The developer may be required to install upon the walkway such improvements as determined by the Planning Commission and the City Engineer. All such improvements shall be erected and constructed in accordance with standards as may be established by the Planning Commission and City Engineer.

15A-21-17 Survey Monuments

Survey monuments shall be indicated on the final plat. A permit and approval from the Salt Lake County

Surveyors Office for the installation of survey monuments must be obtained prior to the setting of any survey monuments and before any subdivision improvements are accepted.

15A-21-18 Easements

- A. Easements for utilities and drainage shall be provided where necessary as determined by various public utility agencies, the Public Utilities Department, and the Public Works Department.
- B. Easements for surface water runoff drainage, canals, irrigation ditches, waterways, clear vision areas and rights-of-way within the subdivision and across adjoining property may be required by the City when necessary to properly serve the subdivision or protect its citizens.
 - 2. Open ditches or canals shall not be allowed within or adjoining a subdivision except along rear or side lot lines. The developer/subdivider shall work with canal, ditch, drainage, irrigation companies, and the Public Utilities Department as to:
 - a. Methods of covering, realigning, or eliminating ditches or canals within or adjoining the subdivision.
 - b. The size of pipe and culverts required.
 - c. The responsibility for the periodic inspection, cleaning, and maintenance of such ditches, pipes, and culverts shall be approved by the Public Utilities Department. In cases where canals or ditches cross public roads or proposed public roads, specifications and grades for pipe or culvert must be approved by the Public Utilities Department and City Engineer in accordance with the City's Specifications and Details for Municipal Construction.
 - 2. The developer/subdivider may be required to install a 6 foot non-climbable fence or its equivalent along all open ditches, canals, waterways, open reservoirs or other bodies of water, railroad rights-of-way, and other such features of a potentially hazardous nature, on or contiguous to the property being subdivided as determined by the Planning Commission.
 - 3. After installation and acceptance by Sandy City, individual property owners are responsible for maintenance of fences or portions of fences erected upon their property and shall hold Sandy City harmless for any and all defects of workmanship, maintenance, repair and liability arising from the erection or intended use of said fence.
- C. Easements for public trails shall be provided where necessary as determined by various public agencies including the Sandy City Parks and Recreation Department, the Salt Lake County Parks and Recreation Department and the U.S. Forest Service.

15A-21-19 Public Utilities

- A. The developer shall be responsible for the installation of service lines prior to street paving.
- B. All utilities which will serve the parcel being subdivided shall be buried beneath the surface of the

ground and shall be located within the easements provided for such use or within the streets at a location to be determined by the City.

- C. All utility structures shall be included as part of the construction drawings submitted with the final plat.
- D. There shall be no above ground utility structures placed in a street but may be placed out of the public right-of-way in the easement as approved by the Public Utilities Department and the Public Works Department.

15A-21-20 Street Lighting

- A. The developer shall follow the requirements as outlined in the most current edition of the Revised Ordinances of Sandy City (Sandy City Street Lighting Ordinance).
- B. The street lights shall be placed as approved by the Public Utilities Director. Such items to be approved include appropriate distance, alternating sides of street, location upon the property, street light type, height, and illumination intensity as determined by the City's Specifications and Details for Municipal Construction.

15A-21-21 Lots

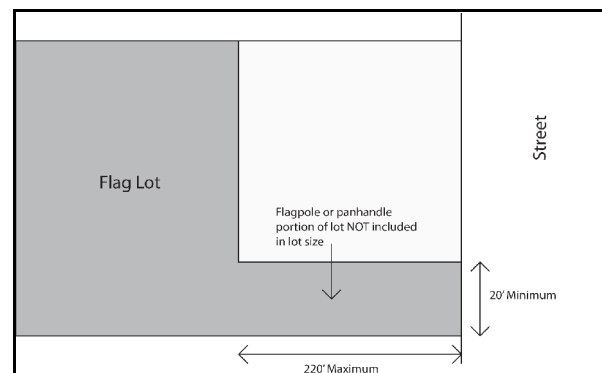
- A. Every parcel of land created by a subdivision shall comply with the minimum lot size requirements of this Code and shall be platted as part of a subdivision. No parcel of land shall be created or left unplatted which is either undevelopable or serves merely as a nuisance or lot remnant.
- B. Except as may be otherwise provided in this Development Code, all lots shall have the required frontage upon a dedicated and improved street. Exceptions may include the following:
 - 1. Residential building lots that do not have frontage upon a public street shall obtain a special exception from the Planning Commission as part of the preliminary review process.
 - 2. Commercial building lots within a recorded subdivision are exempt from this requirement. They may be developed without direct frontage upon a public street.
- C. Where a canal abuts a subdivision, the area or portion of the canal which is located in the lot(s) shall not be included in the computation of total lot size nor side or rear yard setbacks for purposes of determining compliance with the Development Code.
- D. All lot corners, points of curvature, tangency, and bearing changes shall be marked with permanent metal stakes approved by the City. The front corners of the lot shall be marked as per the Sandy City Standard Specifications and Details for Municipal Construction.
- E. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

F. Where possible, side lot lines shall be substantially at right angles to street lines.

15A-21-22 Flag Lots

In order to encourage the more efficient use of land, flag or L-shaped lots may be allowed as a special exception (a permitted use within the Sensitive Area Overlay District) subject to the following conditions:

- A. A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion thereof.
- B. The staff portion of said lot shall front on and be contiguous to a dedicated public street or private street. The minimum width of the staff portion of a flag lot shall be 20 feet and the maximum length shall be 220 feet unless otherwise approved by the Planning Commission upon recommendation of the Fire Department..
- C. No building or construction, except for driveways, shall be allowed on the staff portion of said lot unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed in the underlying zone (excluding entrance features and street lights).
- D. The front side of the flag portion of said lots shall be deemed to be that side nearest to the dedicated public street or private street upon which the staff portion fronts, unless otherwise determined by staff on a case by case basis.
- E. The staff portion of said lots shall be deemed to end, and the flag portion of said lots shall be deemed to commence at the extension of the front lot line.
- F. The square footage located in the flag portion of said lot, which shall be exclusive of the square footage located in the staff portion of said lot, shall be the same or greater than the minimum square footage as required in the underlying zone.
- G. The front, side and rear yard requirements of the flag portion of said lots shall be the same as is required in the underlying zone.
- H. No more than two flag lots can be served by the staff portion.
- I. All flag lots in the development shall be approved by the Planning Commission.
- J. The maximum number of flag lots in the subdivision shall be not more than 20 percent of the total number of lots within the subdivision unless otherwise approved by the Planning Commission.
- K. The approved building envelope shall be illustrated upon the final plat.
- L. Below is an example of a flag lot and is included herein to illustrate the concept of



flag or L-shaped lots.

15A-21-23 Seismic Areas

Any subdivision or lot on or adjacent to a seismic area shall comply with provisions of the Sensitive Area Overlay Zone.

15A-21-24 Public Sites and Open Spaces

Where deemed appropriate by the Planning Commission, upon consideration of the particular type of development proposed in the subdivision, the Planning Commission may require the dedication or reservation of such areas for schools, parks, and other neighborhood purposes.

15A-21-25 Waivers

Any waiver authorized by the Planning Commission as allowed in this Chapter shall be shown on the final plat and the reasons for such waiver shall be entered in writing in the minutes of the Planning Commission meeting.